

When the Purchaser has paid the purchase price, interest and all taxes and insurance premiums accrued during the term of this contract, seller agrees to give to the Purchaser a deed conveying said lot of land to him, free and clear of liens and encumbrances.

It is agreed that time is of the essence of this contract. If the Purchaser fails to pay the monthly installments as provided for herein as the same becomes due or if he breaches any of the other terms and conditions, Seller may at his option declare the entire unpaid purchase price due and payable and terminate this contract. In the event of such default, the Seller shall be discharged from any liability to convey said property and may retain any amount paid by the Purchaser as liquidated damages for the breach of this contract, and as rental charges for the use of said property. Purchaser agrees that in the event of default in the payment of the monthly installments or violation of any of the other terms and conditions of this contract, and the Seller terminates this contract, he will move from said premises and surrender same peaceably to the Seller and if they fails to surrender possession upon demand by Seller, Purchaser may be treated as tenant holding over after termination of, or breach of lease.

In the event it is necessary for the Seller to take any legal action to regain possession of the premises in the event of default by Purchaser, he hereby agrees that a reasonable charge may be added as a fee for plaintiff's Attorney.

IN WITNESS WHEREOF we have hereunto set our hands and seals this the 1st day of August, 1968.

IN THE PRESENCE OF:

Miss Norma W. Myer
Betty B. Bowers

Berry Bernard Bowers
Seller

Herbert Robert Smith
Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me, Betty Bernice Bowers

(Continued on next page)